5.0 ANALYSIS OF LONG-TERM EFFECTS

5.1 Cumulative Impacts

CEQA Guidelines Section 15355 define cumulative effects as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." The CEQA Guidelines further state that the individual effects may be changes resulting from a single project or a number of separate projects; or the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Section 15130 of the CEQA Guidelines allows for the use of two alternative methods to determine the scope of projects for the cumulative impact analysis:

> ***List Method –*** A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.
>
> ***General Plan Projection Method*** – A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

This cumulative impact analysis utilizes the regional growth projections method, which assumes buildout of both local and regional general plans as well as population forecasts for the County and region as a whole. General growth expected to occur in the Navajo Community Plan Area, Tierrasanta Community Plan Area, College Area Community Plan Area and adjacent Mission Valley and Mid-City Community Plan Area is accounted for in terms of regional growth projections by the San Diego Association of Governments (SANDAG).

SANDAG estimates regional growth for the San Diego County area for the purposes of planning and public policy development. The most recent growth projections available at the time of the Notice of Preparation (NOP) was published for the EIR is the 2030 Forecast, demographic conditions. SANDAG provides estimates and forecasts of employment, population, and housing for the period ranging from 2000 to 2030. These forecasts serve as a basis for growth forecasts made by SANDAG.

SANDAG projections are available by Countywide, City, Major Statistical Areas, Subregional Areas, and Community Planning Areas. Table 5-1 shows the current estimates and future projections for population, housing, and employment for the City of San Diego. The population of San Diego is expected to increase approximately 35 percent between 2000 and 2030 to approximately 1,656,820 persons, compared to the entire County's population, which is expected to increase by approximately 54 percent. The County as a whole is expected to experience a slightly higher increase (55 percent) in housing units between 2000 and 2030 compared to the City of San Diego (29 percent). The County is also expected to experience a greater increase (51 percent) in employment growth than the City of San Diego (26 percent) from 2000 to 2030.

TABLE 5-1
Projections for the County of San Diego and the City of San Diego

	Total Population		Total Housing		Total Employment	
	2000	2030	2000	2030	2000	2030
County of San Diego	442,919	682,791	152,947	236,869	140,269	211,236
City of San Diego	1,223,400	1,656,820	469,689	604,399	777,600	975,990

Source: SANDAG, 2003

5.1.1 Land Use

The Redevelopment Plan is consistent with the City of San Diego General Plan Land Use Element (Navajo, Tierrasanta and College Area Community Plans) and no General Plan Amendment or Zone Change is proposed. The project is also consistent with the MSCP and Regional Water Quality Control Board Plans. Achievement of orderly growth is dependent upon development in the future occurring in a manner consistent with the City's General Plan and other applicable regional plans. Since the City has adopted these plans and will continue to implement them no significant cumulative land use impact is anticipated.

5.1.2 Transportation/Circulation

The proposed project traffic impacts and cumulative traffic impacts are evaluated in *Section 4.2 Transportation/Circulation* of this EIR. Currently, several roadway segments and intersections located within and adjacent to the Project Area are not operating within an acceptable Level of Service (LOS). This condition is attributable to local and regional cumulative traffic. As discussed in Section 4.2, horizon year (year 2030) traffic volumes are based on the SANDAG Series 10 future forecast model. In the year 2030, the following roadway segments are expected to operate at an unacceptable LOS (without the proposed project):

- Friars Road from I-15 northbound ramps to Rancho Mission Road (LOS F);
- Friars Road from Rancho Mission Road to Santo Road (LOS E);
- Fairmount Avenue from I-8 eastbound off-ramp to Camino Del Rio North (LOS F); and,
- Mission Gorge Road from Mission Gorge Place to Twain Avenue (LOS E).

Additionally, the following intersections are expected to operate at an unacceptable LOS (without the proposed project):

- Camino Del Rio/I-8 westbound off-ramp and Fairmount Avenue (LOS F);
- Friars Road and I-15 southbound ramps (LOS E);
* Twain Avenue and Mission Gorge Road (LOS E); and,
- Camino Del Rio/I-8 westbound off-ramp and Fairmount Avenue (LOS F).

As identified in Section 4.2 (see Table 4.2-6), the proposed project would contribute to a significant cumulative impact as additional traffic generated in the Project Area will significantly impact roadway

segments and intersections. Traffic improvements are identified with the Navajo and Tierrasanta Community Plans, and also as discussed in Section 4.2, that when implemented, would help to reduce the cumulative traffic impact. However, the timing of these improvements are unknown, and the cumulative impact would remain significant and unavoidable.

5.1.3 Air Quality

The geographic scope for air quality comprises the San Diego Air Basin (Basin) and the traffic study area defined in *Section 4.2-Transportation/Circulation*. The San Diego Air Basin is depicted in *Figure 4.3-1* in *Section 4.3-Air Quality*. The Basin is in transitional-attainment for ozone (smog) and is either in attainment or unclassified for federal standards of carbon monoxide (CO), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), fine particulate matter (PM_{10}), and lead. Development forecasted for the region will generate increased emission levels from transportation and stationary sources. Potential cumulative air quality impacts will be partially reduced through implementation and achievement of emission levels identified in the Regional Air Quality Strategies (RAQS) and General Plan air quality elements of local jurisdictions. Based on the expected reductions in emissions due to implementation of these plans, vehicle emissions from redevelopment activities are anticipated to gradually decrease dependent on the type of pollutant. However, combined emissions from the Redevelopment Project Area and other developed areas in the Basin are expected to continue to exceed state and federal standards in the near term and emissions associated with these developments will exceed threshold levels. The cumulative impact to air quality is significant and unavoidable.

5.1.4 Noise

The geographic scope for noise includes growth projections for the City of San Diego and the traffic study area defined in *Section 4.2-Transportation/Circulation*. The proposed project will contribute to an increase in vehicular-generated noise along roadways in the Project Area and surrounding areas. As indicated in Table 4.4-7 (provided in *Section 4.4-Noise* of this EIR) land uses adjacent to major roadways will be exposed to roadway noise levels that exceed City noise standards. However, the project's contribution is less than significant, accounting to an increase ranging between 1 to 3.5 dBA on the study area roadways. Mitigation Measures proposed in Section 4.4 will reduce the impact as a result of cumulative traffic noise within the Project Area to a level less than significant.

5.1.5 Cultural Resources

The geographic scope for cultural resources includes the Project Area and San Diego River Valley. Implementation of the proposed project would not result in a significant impact to known cultural resources. No significant archaeological and historical resources have been identified in the Project Area. However, there is the potential that buried resources exist in the Project Area, and certain structures may be deemed historic during the life of implementation of the redevelopment plan. The project's compliance with the mitigation measures identified in *Section 4.5 Cultural Resources* of this EIR will ensure that no significant impact to significant cultural resources occurs within the Redevelopment Project Area. On a broader scope, archaeological and cultural resources are protected through Section 15064.5 of the CEQA Guidelines, other federal and state laws, and local ordinances. Future cumulative development within the region would be subject to review under CEQA and compliance with federal, state, and local

regulations protecting cultural resources. Impacts to cultural resources as a result of development in the region would be reduced to a level less than significant through implementation of mitigation measures on a project-by-project basis.

5.1.6 Biological Resources

The Redevelopment Project Area is located in the Navajo, Tierrasanta, and College Area Community Plan Areas. These areas are primarily urban; however, tracts of open space land with sensitive resources remain in the San Diego River and Mission Trails area. Portions of the Project Area as well as the Navajo and Tierrasanta Community Plan Areas are located within the City of San Diego Multiple Species Conservation Plan (MSCP) and the MHPA. The MSCP is designed to mitigate the loss of biological resources throughout the region by providing a comprehensive framework of interconnecting habitat and ensuring species diversity. Therefore, the cumulative impact would be less than significant as future projects will be required to conform with the MSCP as specified by the City of San Diego MSCP Subarea Plan and implementing ordinances.

5.1.7 Geology/Soils

Redevelopment activities and other development in the City of San Diego will result in an increase in population and development that would be exposed to hazardous geological conditions. Geologic and soils conditions are typically site specific and can be addressed through appropriate engineering practices. Cumulative impacts to geologic resources would be considered significant if future redevelopment activities would be impacted by geologic hazards(s) and if the impact could combine with offsite geologic hazards to be cumulatively considerable. However, there are no unique geological characteristics in the Project Area that would pose this type of hazard. Geologic and soils conditions in the Project Area will result in a significant, but mitigable geology/soils impacts including strong ground shaking, surface failures, faulting and seismicity, and liquefaction, induce settlement, and lateral separation. As part of future redevelopment activities, these conditions will be site-specific and mitigable by site-specific grading, construction and design methods. The proposed project's incremental effects are not cumulatively considerable. Geologic conditions in the Southern California region will essentially be the same regardless of the amount of development and the cumulative geologic impact is considered less than significant.

5.1.8 Hazards and Hazardous Materials

The geographic scope for hazards and hazardous materials includes growth projections for the City of San Diego with emphasis on the Redevelopment Project Area and the area immediately adjacent to the Project Area. Certain potentially significant hazardous conditions currently exist in the Project Area, primarily as a result of previous use of certain properties for operations that involved the use and storage of hazardous materials. Future redevelopment activities within the Project Area will be evaluated through preparation of Phase I Environmental Site Assessments, and if necessary, additional assessment (Phase II) and site remediation. It is expected that redevelopment activities will provide a benefit in that as properties within the Project Area redevelop, any existing potentially hazardous site conditions will be remediated. This is also typically the case for any new development that occurs in the region. The sale and transfer of property involves assessment of hazardous materials and compliance with federal, state, and local

regulations for the use, disposal, transfer, and clean-up of these materials. As such, the proposed project is not anticipated to contribute to a significant cumulative impact related to hazards and hazardous materials.

5.1.9 Paleontological Resources

As identified in *Section 4.9 - Paleontological Resources,* geologic formations within the Project Area have the potential to contain paleontological resources. Redevelopment activities may require grading and involve earthwork that will cut into these formations. Any earthwork involving these formations has the potential to impact paleontological resources. Mitigation will reduce the impact to paleontological resources to a level less than significant. Additionally, the City of San Diego requires paleontological monitoring during grading activities for project's involving grading over ten feet in depth, or 2,000 cubic yards. Continued implementation of these measures will ensure that the cumulative impact to paleontological resources is less than significant.

5.10.1 Aesthetics

The geographic scope for aesthetics include growth projections for the Navajo, Tierrasanta, and College Area Community Plan areas. The physical blighting conditions of the properties within the Redevelopment Project Area include deterioration and dilapidation, inadequate parking and loading, and obsolescence. The presence of these conditions reflect a lack of investment by property owners to maintain their properties in good condition. Aesthetically, physical blight is seen as very undesirable.

Because future redevelopment will be required to comply within the City's development standards related to aesthetics including design, preservation of public views, and compatibility within surrounding land uses, the project will not significantly alter natural landform features and no significant impact associates with aesthetics will occur.

Future redevelopment of the Project Area will not result in a significant aesthetic or urban design impact as the redevelopment is expected to enhance the visual character of the area. Cumulatively, since individual development proposals will conform with the goals, policies, and recommendations of the General Plan, the relevant community plans, and the Land Development Code, the cumulative impact is also considered less than significant. Individual development proposals will be assessed by the City to determine consistency with the applicable development regulations and design guidelines in the community plans. No significant cumulative impact to aesthetics of the area will occur.

5.1.11 Hydrology/Water Quality

Redevelopment activities have the potential to alter localized drainage patterns within the San Diego River Watershed, as well as potentially causing erosion or siltation on- or off-site. The Mitigation Measures identified in *Section 4.11 – Hydrology/Water Quality* will reduce this impact to a level less than significant. With implementation of the hydrology/drainage mitigation, no project-level impact will occur and redevelopment in the Project Area will not contribute to a cumulatively considerable hydrology/water quality impact.

The Project Area is located in the San Diego River Hydrologic Unit. Water Quality issues associated with the San Diego River Watershed include: water quality degradation by toxic chemicals, bacteria and toxic dissolved solids (TDS); excessive extraction of groundwater; proliferation of invasive species; runoff containing excessive levels of nutrients and sediments flooding; and habitat loss and modification. The San Diego River is currently identified on the 2002 Clean Water Act Section 303(d) list of impaired water for coliform, low dissolved oxygen, phosphorus, and total dissolved solids.

The majority of existing land uses within the Redevelopment Project Area were developed prior to the current water quality regulations. Future point and non-point source runoff associated with redevelopment activity will be controlled through compliance with the City of San Diego Municipal Code (as identified in the Environmental Setting portion of this section), General Municipal Stormwater Permit (Order No. 2001-01, NPDES NO. CAS0108758), and the General Industrial Stormwater permit (Order No. 97-03-DWQ, NPDES NO. CAS000001) requirements. Future development activity will replace existing land uses that do not comply with current water quality control requirements with land uses that include water quality measures identified in applicable water quality control programs. This upgrading process will occur throughout the 20 to 30 year redevelopment process. Redevelopment activity is required to comply with the water quality permits/programs identified above which is expected to improve water quality in the San Diego River Watershed. Also, pursuant to federal, state and local regulations, future redevelopment activity will be required to remove/clean-up existing hazards/hazardous materials (e.g., underground storage tanks) prior to development. These actions will reduce the amount of pollutant runoff that enters the San Diego River Watershed. Over time, compliance by redevelopment with the NPDES permits identified above, implementation of the TMDL for the San Diego River and the San Diego River Enhancement Program will substantially improve water quality within the San Diego River Watershed. Future point and non-point runoff to the San Diego River Watershed associated with redevelopment activities is considered less than significant and the cumulative impact of future redevelopment activities and other development within the City of San Diego will not result in a cumulatively considerable water quality impact based on implementation of the water quality permits and programs identified above.

5.1.12 Population and Housing

As identified in *Section 4.12-Population and Housing*, the project will not induce substantial population and/or housing growth in the Navajo, Tierrasanta, and College Area Community Plan areas. The Redevelopment Plan does not propose to increase residential densities from the level that is currently allowed by the adopted Navajo, Tierrasanta, and College Area Community Plans. The project would not induce substantial population growth.

The proposed Redevelopment Project would not displace people as a result of removing residential units nor will the project add people as a result of the development of new residential units. Therefore, the redevelopment activities will not contribute towards a cumulatively significant population and housing impact.

5.1.13 Public Services and Utilities

The Redevelopment Project Area is contained within the Navajo, Tierrasanta, and College Area Community Plan areas. These communities are essentially builtout and public services and utilities are currently provided to all land uses within those areas. Redevelopment pursuant to existing community plan land uses would slightly increase the number of dwelling units and number of residents within the Project Area; however, there would not be a significant increase in a residential-based demand. Implementation of the proposed redevelopment project would provide a beneficial impact to public facilities, in that there would be additional financing available to contribute to public facility improvements in the Project Area. As properties are redeveloped, improvements to existing public facilities would be required. Because the Project Area is primarily developed and served by public service and utility providers, redevelopment of existing land uses is not anticipated to contribute to a significant cumulative impact on public services and utilities.

5.1.14 Mineral Resources

As identified in *Section 4.14 – Mineral Resources of this EIR*, a sand and gravel processing facility is located within Subarea B of the Redevelopment Project Area. It is anticipated that this area will eventually be redeveloped with an industrial use. However, this conversion is expected as a function of the viability of the remaining aggregate resources on-site and market demand. The eventual conversion of this area from a sand and gravel operation is not considered significant in the context of cumulative aggregate resources available in the region.

5.2 Significant Irreversible Environmental Changes

The proposed project is a redevelopment of an area and irreversible environmental changes will be minimal. The project is the redevelopment of an area primarily developed with urban uses. However, development of the proposed project will result in the consumption of non-renewable energy resources including, but not limited to, the following: lumber and other forest products; sand, gravel, and concrete; asphalt; petrochemical construction materials; steel, cooper, lead and other metals; and water consumption.

5.3 Unavoidable Significant Environmental Impacts

Analysis of environmental impacts caused by the proposed project has been performed, and is contained in Section 4.0. Unavoidable significant environmental impacts were identified for the following impact areas and were analyzed as part of this EIR:

- Transportation/Circulation – With the addition of project traffic, several roadway segments and intersections within the Project Area would experience a LOS of E or F. The traffic/circulation impact will remain significant and unavoidable.

- Air Quality – The addition of project traffic will increase air quality emissions within the Project Area. The long-term air quality impact is considered significant and unavoidable, as no available technologies exist to reduce the future operations and vehicular related air pollutant emissions to a level less than significant.

Mitigated to a level less than significant:

- Air Quality
- Noise
- Cultural Resources
- Biological Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Paleontological Resources
- Aesthetics
- Water Quality/Hydrology
- Public Services